



THIS SPACE RESERVED FOR

2024-008029
Klamath County, Oregon
09/13/2024 01:38:02 PM
Fee: \$97.00

After recording return to:
Michael Bilyeu and Katherine Bilyeu, Trustees of
the Michael and Katherine Bilyeu Revocable
Living Trust dated December 21, 2021
24333 S Hayfield RD
Beavercreek, OR 97004

Until a change is requested all tax statements shall be
sent to the following address:
Michael Bilyeu and Katherine Bilyeu, Trustees of
the Michael and Katherine Bilyeu Revocable
Living Trust dated December 21, 2021
24333 S Hayfield RD
Beavercreek, OR 97004
File No. 646528AM

STATUTORY WARRANTY DEED

Carla S. Rhoda, Trustee of the Tom Rhoda Revocable Trust dated December 13, 1999 and Tina Rhoda

Grantor(s), hereby convey and warrant to

Michael Bilyeu and Katherine Bilyeu, Trustees of the Michael and Katherine Bilyeu Revocable Living Trust dated December 21, 2021,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The S1/2 E1/2 of Government Lot 9, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$38,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: September 10, 2024

The Tom Rhoda Revocable Trust dated December 13, 1999

By: Carla B. Rhoda
Carla B. Rhoda, Trustee

State of Oregon } ss
County of Klamath }

On this _____ day of September , 2024, before me, _____ a Notary Public in and for said state, personally appeared Carla B. Rhoda, Trustee of the Tom Rhoda Revocable Trust dated December 13, 1999 known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Initials (CRB) Date 09-11-2024
PLEASE SEE ATTACHED:
CA NOTARIAL CERTIFICATE

Notary Public for the State of Oregon
Residing at: _____
Commission Expires: _____

Tina Rhoda

State of Oregon } ss
County of Klamath }

On this _____ day of September , 2024, before me, _____ a Notary Public in and for said state, personally appeared Tina Rhoda, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

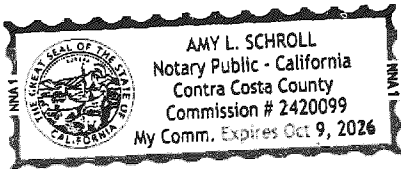
State of California)
County of Contra Costa)

On September 11th, 2024, before me, AMY L. SCHROLL, Notary Public, personally appeared
Carla S. Rhoda

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Amy L. Schroll
AMY L. SCHROLL, NOTARY PUBLIC
For the State of California
Contra Costa County Commission: 2420099
Commission Expiration: October 9, 2026

OPTIONAL INFORMATION

Title or Type of Document: Statutory Warranty deed

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

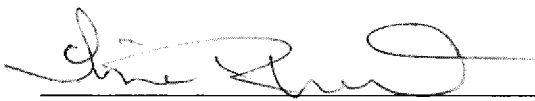
Dated: September 10, 2024
The Tom Rhoda Revocable Trust dated December 13, 1999

By: _____
Carla B. Rhoda, Trustee


State of Oregon } ss
County of Klamath }

On this _____ day of September , 2024, before me, _____ a Notary Public in and for said state, personally appeared Carla B. Rhoda, Trustee of the Tom Rhoda Revocable Trust dated December 13, 1999 known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: _____
Commission Expires: _____




Tina Rhoda

^{Montana}
State of ~~Oregon~~ } ss
County of ~~Klamath~~ } ^{Bozeman} 

On this 11 day of September , 2024, before me, Melissa Pryor Kuchynka a Notary Public in and for said state, personally appeared Tina Rhoda, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of ~~Oregon~~ ^{Montana} 
Residing at: Bozeman
Commission Expires: 2/26/25

